



City of Greenville

Notice of Administrative Decision for Application # CU 16-141

This public notice is mailed to property owners within 300 feet of the subject property

Property Address: 1700 E NORTH ST, SUITE A (TMS#: 019302-05-02000)

Application: Conditional Use Permit to establish a barbershop in a C-1, Neighborhood Commercial District

Decision: Approved with Conditions

Conditions:

- 1) The Conditional Use Permit is limited to the Applicant, Carlas Williams with Born 2 Style, LLC, and is not transferrable.
- 2) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 3/02/16 the Applicant, Carlas Williams, requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*, and Section 19-4.1, *Table of Uses*, of the Greenville City Code to establish a barbershop in a C-1, Neighborhood Commercial District. Notice was mailed to property owners within 300 feet of the subject property on March 8, 2016.

Findings:

- The use complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, *Use Specific Standards*.
- The infrastructure capacity is adequate to serve the conditional use.
- The use complies with the standards for granting a special exception:

The use is consistent with the comprehensive plan. The Future Land Use Map of the City's comprehensive plan designates the area as "Mixed-Use Neighborhood," which may include small grocery stores, drug stores, service stations, neighborhood parks, day care centers, places of worship and schools.

The use is compatible with the character of surrounding lands. The property is located within a small, neighborhood commercial section of E North Street, with well-established neighborhoods on either side. There are several churches and a public elementary school in the immediate vicinity.

There are no adverse impacts associated with the design of the use.

Appeal:

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

Conditional Use Permit:

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

General Information:

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.



3/22/2016

Nathalie Schmidt, AICP
Development Planner

Date



**CONDITIONAL USE PERMIT
CITY OF GREENVILLE, SOUTH CAROLINA**

*A copy of this permit must be kept on premises at all times, available to City inspectors.
For more information, contact the Planning and Development office at City Hall, 864.467.4476.*

This Conditional Use Permit (CU 16-141) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.6, *Conditional Use Permit*, 19-4.1, *Table of Uses*, and 19-4.3.3, *Use Specific Standards*:

BARBERSHOP

Property location: **1700 E NORTH ST SUITE A (TMS#: 019302-05-02000)**

Conditions:

- 1) The Conditional Use Permit is limited to the Applicant, Carlas Williams with Born 2 Style, LLC, and is not transferrable.
- 2) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

Nathali Schmidt

ISSUED THIS 22th DAY OF March, 2016.

PLANNING & DEVELOPMENT DIVISION



Office Use Only:

Application# CU 16-141 Fees Paid _____

Date Received 3-2-2016 Accepted By _____

**APPLICATION FOR CONDITIONAL USE
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT / PERMITTEE*: CARLAS WILLIAMS BORN 2 STYLE, LLC
*Operator of the proposed use; Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: Same
(Optional) Name Title / Organization

MAILING ADDRESS: 136 PINECREEK COURT EXT., GRVL 29605

PHONE: 864.787.5772 EMAIL: jamel771@gmail.com

PROPERTY OWNER: 1700 EAST NORTH STREET RC, LLC

MAILING ADDRESS: 309 STONE AVENUE, GRVL 29609

PHONE: 864.242.0656 EMAIL: rlynch@psbkcpas.com

PROPERTY INFORMATION

STREET ADDRESS: 1700 EAST NORTH STREET, SUITE A, 29607

TAX PARCEL #: 019302050 2000 ACREAGE: 0.782 ZONING DESIGNATION: C-1

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Barber Shop

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the **Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor**.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: \$250.00

6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Carlos Jones Williams
02/29/16

03-02-16
APPLICANT SIGNATURE
DATE
PROPERTY OWNER SIGNATURE
DATE

**Applicant Response To
Section 19-2.3.6(D), Standards – Conditional Use Permit**

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

It is a small business servicing no more than 6 clients at a time. The space is 1,040 SF. There are no alcohol sales.

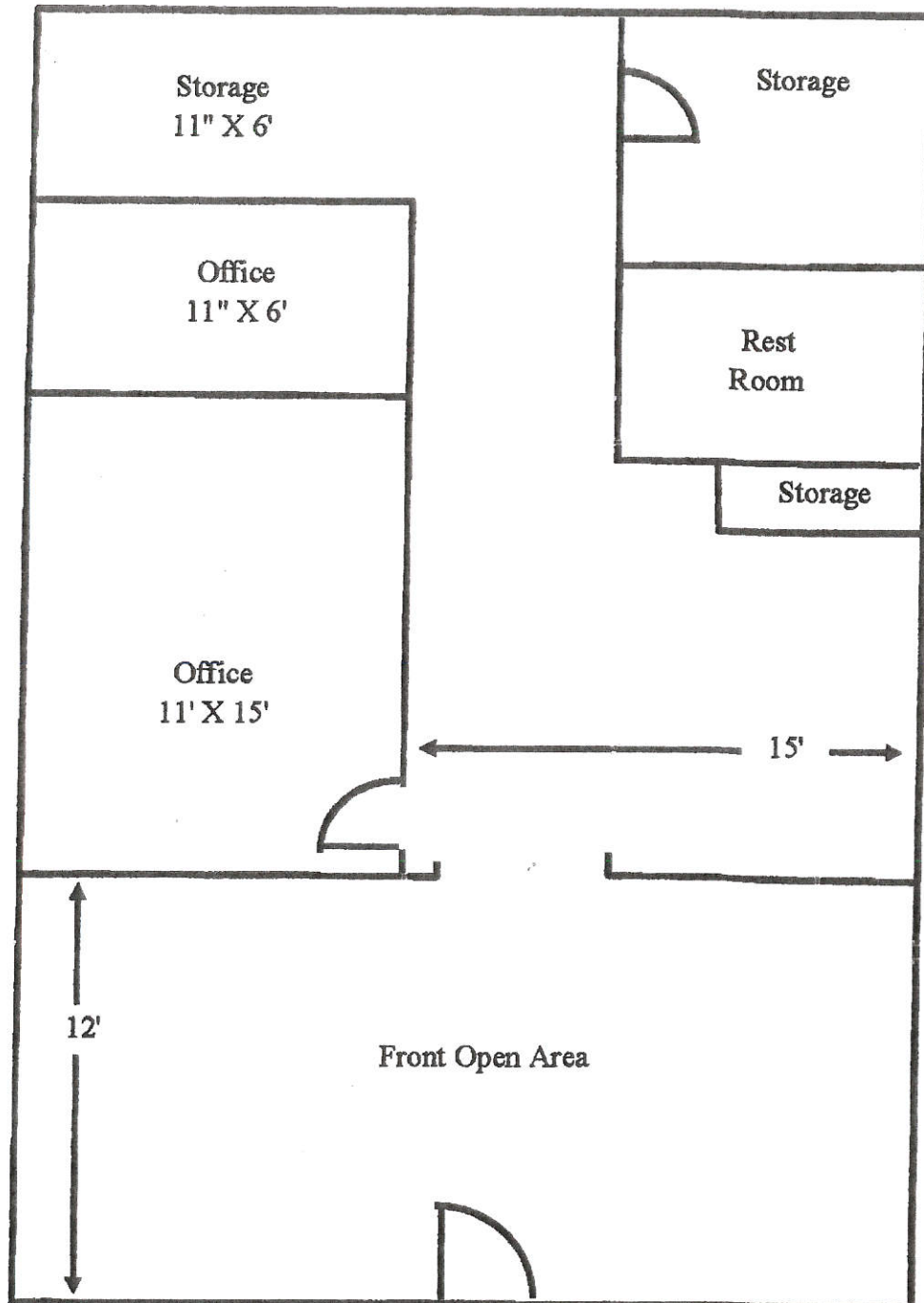
2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

Building is located at an intersection with 5 street and traffic signal and has 3 points of ingress/egress. all public utilities are present.

E. North Centre

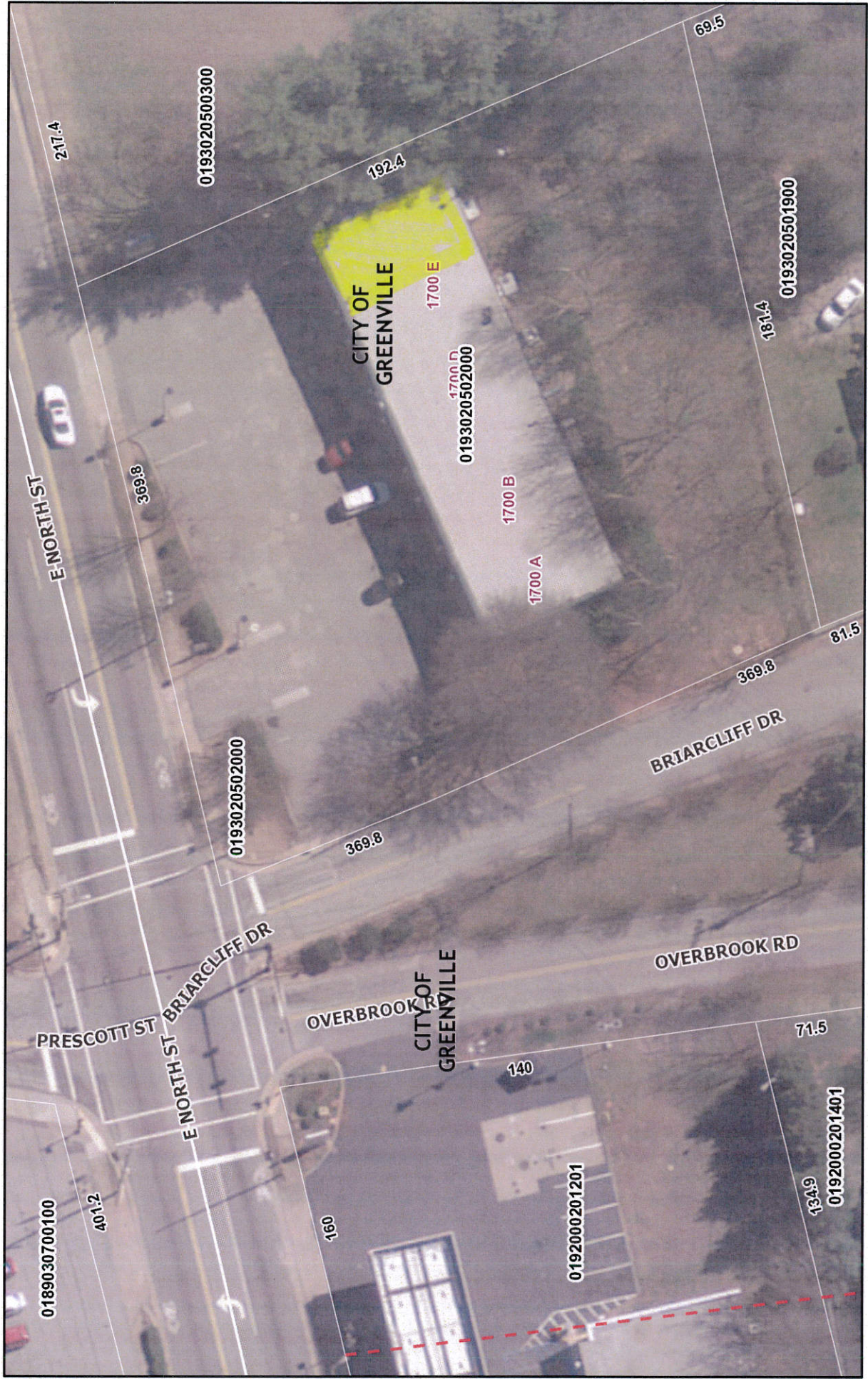
1700 E. North Street, Greenville, SC 29607

Suite A: 26' X 40'



Drawings are approximate

1700 EAST NORTH STREET



February 29, 2016



Community Info Map

Print

Parcel Information

Zoning

Zoning **C-1**

In GSP Environ **NO**

In GPATS Setback **NO**

In GCSWCD Impoundment **NO**

Within City Limits

Within Municipality **GREENVILLE**

Closest Municipality **GREENVILLE 1.06 mi**

Flood Zone Information

Voter Information

Public Safety

Nearby Schools



9/25/2013

Mr. Michael D. Sharpless, P.E.
Greenville Water System
Post Office Box 687
Greenville, South Carolina 29602

Re: 1700 E. North Street, Greenville, SC
Greenville County Tax Map #0193020502000

Dear Mr. Sharpless:

The purpose of this letter is to verify that water service is available to the above referenced property. If so, please briefly describe where the lines are located. A copy of the pertinent Greenville County Tax Map is enclosed for your convenience.

Please send your response to this request at your earliest convenience. Thank you for your prompt attention to this matter.

Sincerely,

Lee & Associates - Greenville

Teresa Buffkin

Teresa Buffkin
Office Manager

REPLY: ☒ Water service is available; the size of the line is 6" + 16"
☐ Water service is not currently available to this property. If not available please show closest point of service on map.

Comments: 6" line on Briarcliff Dr. and a 16"
line on E. North St.

Signed: [Signature] Date: 9-30-13



Engineering Division

October 31, 2013

Ms. Teresa Buffkin
Lee & Associates – Greenville
105 E. North Street, Suite 200
Greenville, SC 29601

RE: **Sewer location Map**
TM# 0193020502000
1700 E. North Street, Greenville, SC

Dear Ms. Buffkin:

Thank you for inquiring about the location of sanitary sewer lines for the above mentioned property. According to our most current information, the City owns and maintains sanitary sewer mains on E. North Street and Briarcliff Drive. Attached please find a map of the properties with the wastewater mains highlighted in green. These computer generated maps are generally correct, but the City makes no guarantee as to their accuracy in every case. Therefore the information should be field verified. If you have questions or need assistance after visiting the location, please let us know.

Please note that this letter does not address the capacity of the line or make representations on the conditions of the line. If you need information on the capacity of the line to accept additional input, then please contact us on making a flow study. Please feel free to contact Jessica Chapman if you have any questions regarding this information.

Sincerely,

Dwayne Cooper, P.E.
Engineering Services Manager

Jessica R. Chapman, P.E.
Assistant City Engineer - Environmental

c: William Lawrence

Bryant, Steven D

From: Teresa Buffkin <tbuffkin@lee-associates.com>
Sent: Wednesday, September 25, 2013 5:15 PM
To: Bryant, Steven D
Subject: 1700 E. North Street
Attachments: Map-Tax.pdf

9/25/2013

Mr. Steve Bryant
Duke Energy
1636 Pearman Diary Road
Anderson, SC 29625

Re: 1700 E. North Street, Greenville, SC
Greenville County Tax Map #0193020502000

Dear Mr. Bryant:

The purpose of this letter is to verify that **electric service** is available to the above referenced property. A copy of the pertinent Greenville County Tax Map is enclosed for your convenience.

Please respond below and email back to me.

REPLY: ☒ Electric service is available. Amount of voltage is 12,470 Volts
Amount of amperage is _____.

☐ Electric service is **not** currently available to this property.

Comments: _____

Signed:  Date: 9/27/13

Thank you,

Teresa Buffkin | Office Manager
Lee & Associates | Greenville

Main: 864.704.1040
Fax: 864.704.1041
105 E. North Street, Suite 200
Greenville, South Carolina 29601



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A member of the Lee & Associates Group of Companies



Confidentiality Notice: The information contained in this electronic e-mail and any accompanying attachment(s) is intended only for

